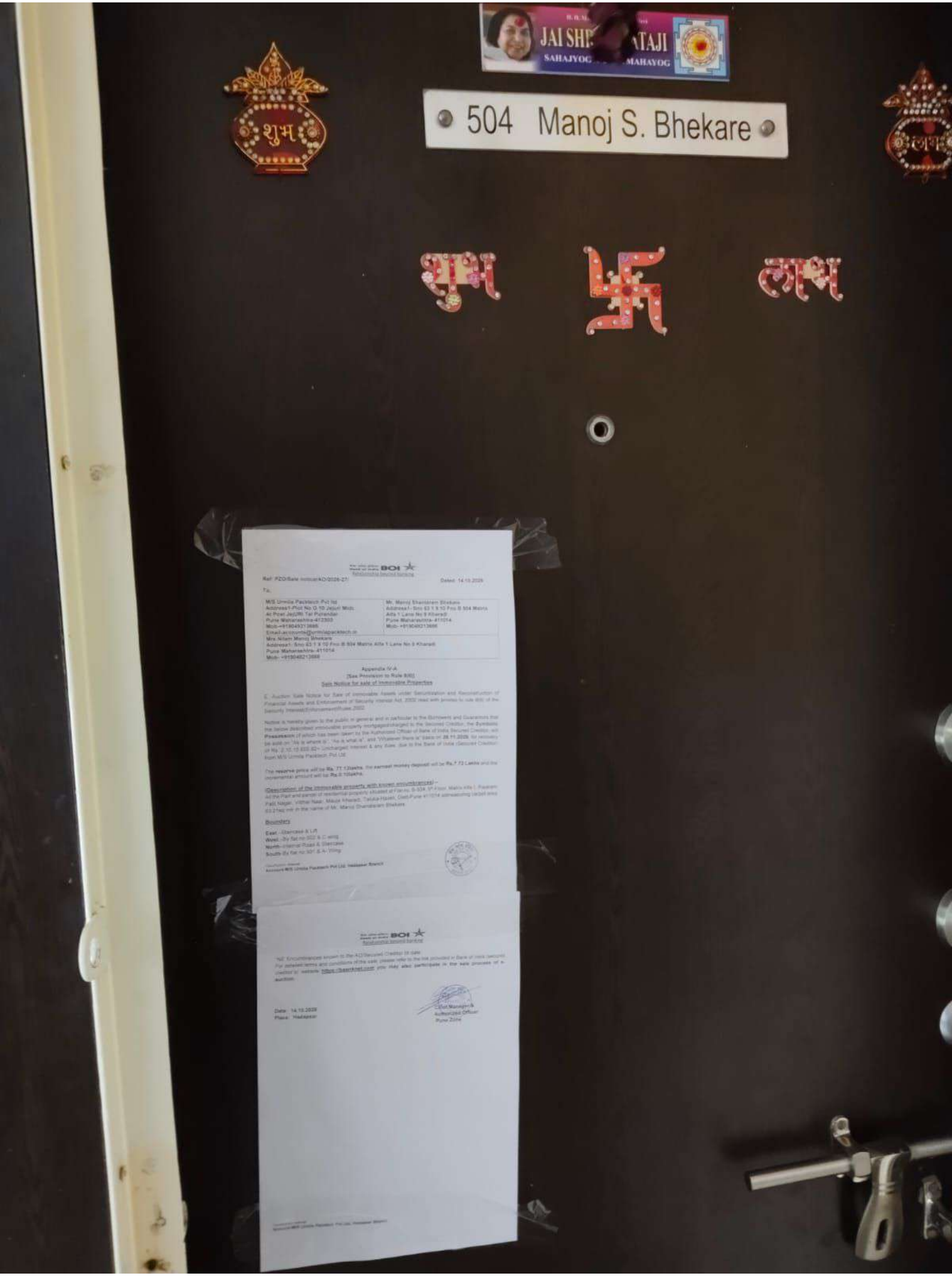


BOI
Relationship beyond banking

Ref: RZO/Sale notice/AO/2026-27/ Dated: 14.10.2026

To,

M/S Urmila Packtech Pvt ltd Address1-Plot No G 10 Jejuri Mob At Post Jejuri Tal Purandar Pune Maharashtra-412303 Mob-+918045213666 Email-accounts@urmilapacktech.in	Mr. Manoj Shankram Bhekare Address1- Sno 63 1 9 10 Fno B 504 Matrix Alfa 1 Lane No 9 Kharadi Pune Maharashtra- 411014 Mob- +918048213666

Mrs.Nilam Manoj Bhekare
Address1- Sno 63 1 9 10 Fno B 504 Matrix Alfa 1 Lane No 9 Kharadi
Pune Maharashtra- 411014
Mob- +918048213666

Appendix IV-A
[See Provision to Rule 8(6)]
Sale Notice for sale of Immovable Properties

E- Auction Sale Notice for Sale of immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest(Enforcement)Rules,2002

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic **Possession** of which has been taken by the Authorized Officer of Bank of India Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **28.11.2026** for recovery of Rs. 2,10,15,833.82/- Uncharged Interest & any dues due to the Bank of India (Secured Creditor) from M/S Urmila Packtech Pvt Ltd.

The **reserve price** will be **Rs. 77.12lakhs**, the **earnest money deposit** will be **Rs.7.72 Lakhs** and the **incremental amount** will be **Rs.0.10lakhs**.

(Description of the immovable property with known encumbrances) –
All the Part and parcel of residential property situated at Flat no. B-504, 5th Floor, Matrix Alfa 1, Pasarni Path Nagar, Vidhar Nagar, Mauje Kharadi, Taluka-Haveli, Distt-Pune 411014 admeasuring carpet area 63.21sq.mtr in the name of Mr. Manoj Shankaram Bhekare.

Boundary

East - Staircase & Lift
West - By flat no 502 & C wing
North - Internal Road & Staircase
South -By flat no 501 & A- Wing

Account-M/S Urmila Packtech Pvt Ltd. Hadapsar Branch

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*All Encumbrances known to the AO/Secured Creditor till date
For detailed terms and conditions of this sale, please refer to the link provided in Bank of India (secured creditor's) website https://baanknet.com/ you may also participate in the sale process of e-auction.

Date: 14.10.2026
Place: Hadapsar

Chief Manager &
Authorized Officer
Pune Zone

Account-M/S Urmila Packtech Pvt Ltd. Hadapsar Branch